



101 NE Harvey Street, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

This meeting of the Grimes Planning and Zoning Commission was called to order on Tuesday, February 5, 2013 at 5:34 P.M. at the Grimes City Hall.

Roll Call: Present: Chambers, Bohan, Reneker, Valline, Council Liaison Tapper  
Absent: Haar

## **I. GENERAL AGENDA ITEMS**

### **I. APPROVAL OF THE AGENDA**

Motion by Bohan Second by Valline to approve the agenda.

Roll call: Ayes-4 Nays-0 Motion passes: 4-0

### **II. APPROVAL OF THE MINUTES**

Motion by Chambers, Second by Bohan to approve the minutes from the January 7, 2012 meeting.

Roll call: Ayes: 4 Nays-0 Motion passes: 4 – 0

### **III. ELECTION OF OFFICERS**

Motion by Chambers, Second by Bohan to continue for 2013 the current Officer positions as follows: Chair- Steve Reneker, Vice Chair- Steve Valline, Secretary- Bill Bohan.

Roll call: Ayes- 4, Nays-0 Motion passes 4-0

## **II. PUBLIC AGENDA ITEMS**

### **1. Silkwood Meadows Preliminary Plat 1**

Chad Billings, Engineering Resource Group, 2413 Grand Avenue, Des Moines IA 50312 addressed the Board on behalf of the Developer. Billings stated that this plat consists of 30 single family lots located between Jase Landing Plat 1 to the south and North Point Plat 2 to the north and future commercial ground is located on the west. Billings stated that the Developer is proposing an 8-ft trail along the west side of NE Edgewood right-of way as well as an 8-ft trail between lots 13 & 14 to exit the cul-de-sac and access the trail along NE Edgewood Drive. He added that sanitary service along Silkwood Street would run north and flow into an existing sanitary man hole and the sanitary service along 10 Street would flow east toward Edgewood Drive and into an existing sanitary sewer servicing Jase Landing. Billings said that water main services will be provided by an 8 inch line currently installed under Silkwood Street and a proposed 8 inch water main running along 10<sup>th</sup> Street. Billings stated that storm water runoff will be contained at two detention basins. The existing basin located to the NE portion of the Plat would be expanded and they would create a new basin to the south. City Engineer Gade added that the City would be requiring the water line to be looped at the end of the cul-de-sac to ensure good water quality, increased flows and better reliability. Gade also noted that the park land dedication requirements had already been met. Billings added that on the south west portion of the site by lot 27 the city has requested an 8-ft easement for a sidewalk for access to the future commercial ground.

Motion by Bohan, second by Chambers to approve Silkwood Meadows Plat 1 per the Fox Engineering letter dated January 29, 2013.

Roll call: Ayes-4, Nays- 0 Motion passes: 4 – 0

## **2. Autumn Park Preliminary Plat**

Dean Roghair of Civil Design Advantage, 3405 SE Crossroads Drive Suite G, Grimes, IA 50111 addressed the Board on behalf of the applicant, Grimes Lots, LLC. Roghair stated that Plat 2 consists 12.2 acres with 39 single family lots and the site has been prepared in accordance with the original preliminary plan. Roghair advised the Board that the property owner to the north did not want to have the construction turnarounds for this plat to encroach onto his property which is still being farmed. Roghair stated that it was decided to use the driveway of two of the northern most lots to be utilized as a turnaround site. Roghair advised that this is a temporary accommodation that will only be in place until the roads are extended in the future.

Motion by Valline, second by Bohan to approve the Autumn Park Preliminary Plat 2 per the Fox Engineering letter dated January 31, 2013.

Roll call: Ayes-4, Nays- 0 Motion passes: 4 – 0

## **III. PUBLIC FORUM -None**

## **IV. ZONING ADMINISTRATOR REPORT**

Gade stated that there would possibly be a building expansion to discuss at the next meeting but he did not have anything else to report at this time.

1. Old Business- None

2. New Business- Next meeting – March 5, 2013

## **V. ADJOURNMENT**

Motion by Valline, Second by Chambers to adjourn the meeting.

Roll Call: Ayes 4, Nays 0. Meeting is adjourned at 6:07 pm

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Steve Reneker, Chairperson